



# **PUBLIC/STAKEHOLDER CONSULTATION #2**

Dufferin Park Master Plan

City of Brantford

**October 15, 2019**



# SESSION AGENDA

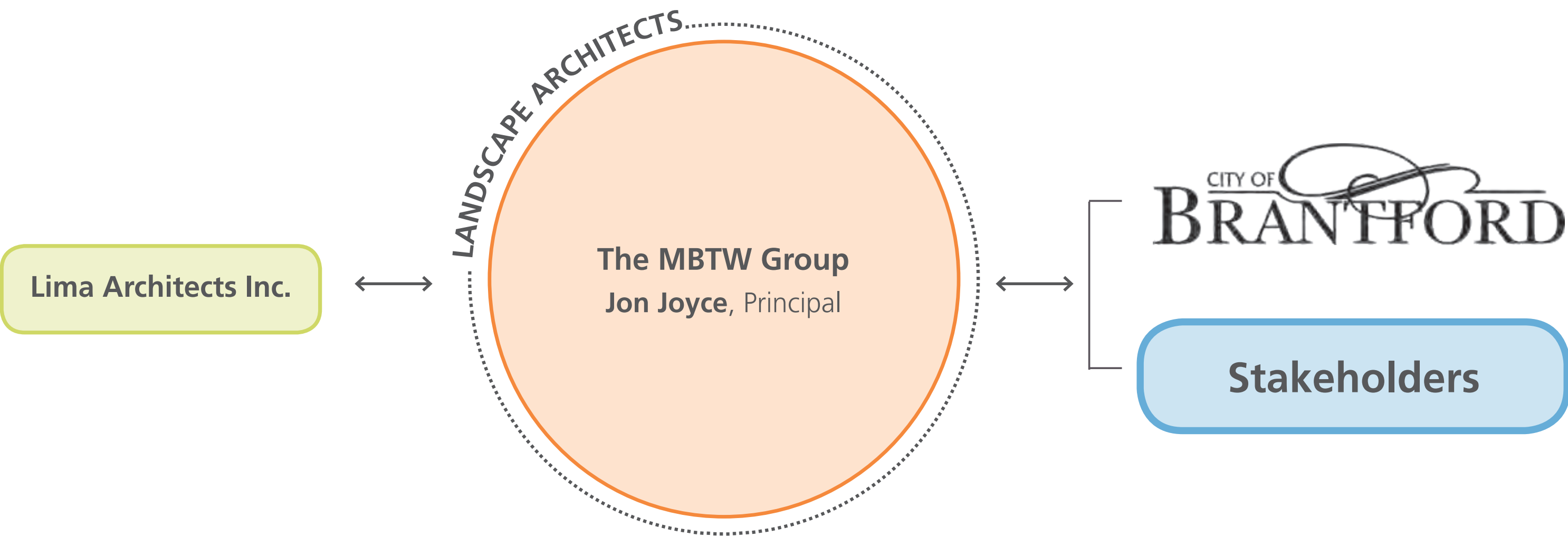
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## DUFFERIN PARK MASTER PLAN

|                         |      |
|-------------------------|------|
| ARRIVAL & SIGN-IN       | 5:00 |
| OPENING REMARKS         | 5:15 |
| WELCOME & INTRODUCTIONS | 5:20 |
| PRESENTATION            | 5:25 |
| NEXT STEPS              | 6:30 |
| CLOSING REMARKS         | 6:55 |

# PROJECT TEAM ORGANIZATION

## DUFFERIN PARK MASTER PLAN



# PROJECT GOAL

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## DUFFERIN PARK MASTER PLAN

The goal of the study is to create a new, comprehensive Master Plan for Dufferin Park that will:



**Effectively guide the future redevelopment of the Park.**



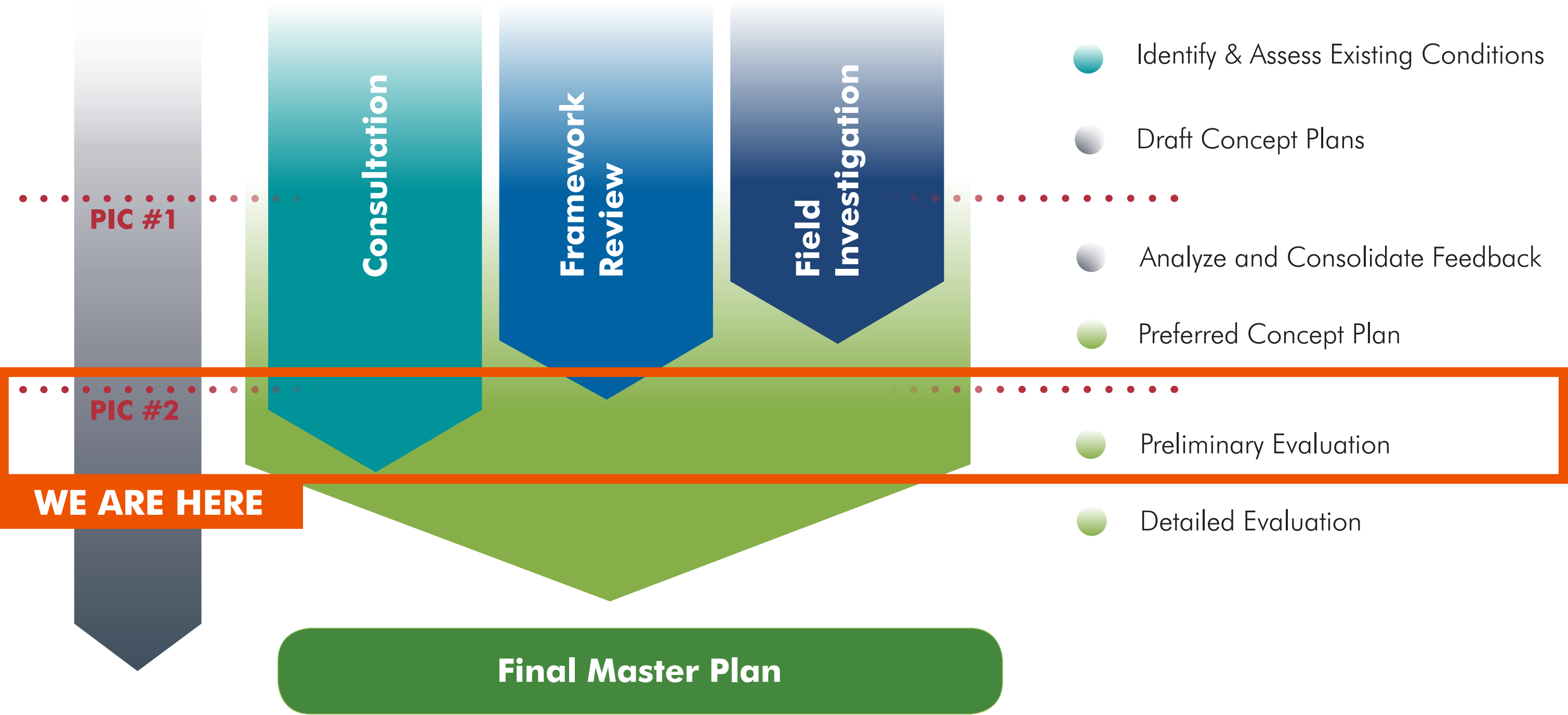
**Ensure the Park and the amenities are developed in a way that is feasible and cohesive.**



**Provide recommendations for implementation, including cost and phasing.**

# PROJECT TIMELINE

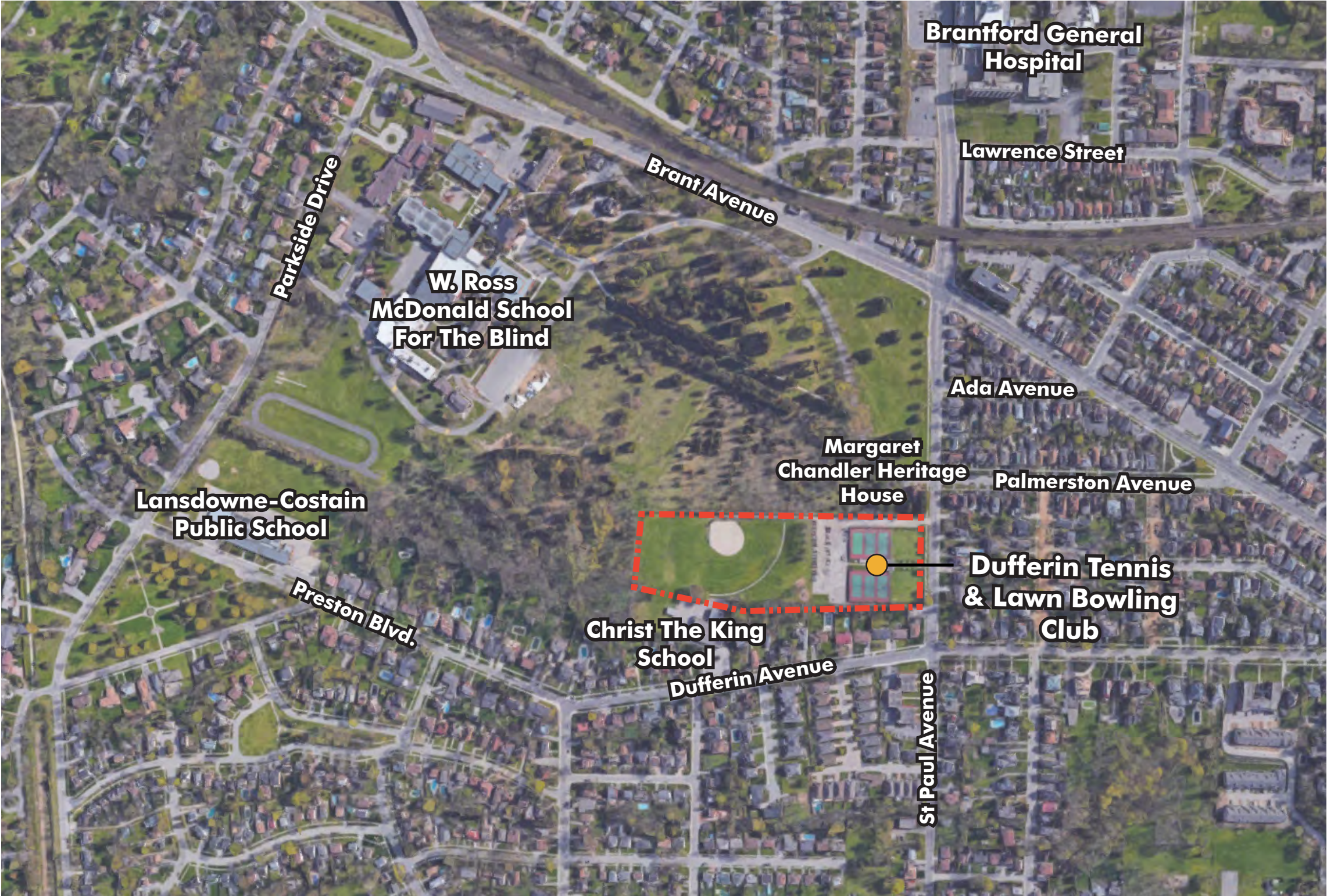
## DUFFERIN PARK MASTER PLAN





# AREA CONTEXT

## DUFFERIN PARK MASTER PLAN



### LEGEND

--- Site Boundary





# SITE CONTEXT

## DUFFERIN PARK MASTER PLAN



### LEGEND

--- Site Boundary

### SIZE

**TOTAL AREA** 7.5 acres

### EXISTING FEATURES

- Tennis Court (6)
- Parking Lot ( $\pm 85$  spaces)
- Playground (climber & swings)
- Lawn Bowling Green (2)
- Ball Diamond
- Junior Soccer Field (with goal posts)





# EXISTING SITE FEATURES

## DUFFERIN PARK MASTER PLAN

### Dufferin Club



**Dufferin Club**



**Dufferin Club**



**Tennis Courts**



**Ball Diamond**



**Junior Soccer**



**Lawn Bowling Green**



**Parking Area**



**Playground**



**Swing Set**



# SUMMARY OF PIC #1

## DUFFERIN PARK MASTER PLAN

*Tuesday, May 23rd, 2019*

1. Project Team Welcome and Introductions
2. Review of Site Context and Existing Conditions
3. Exploration of Programming Possibilities
4. Presentation of Design Study A, B & C
5. Table Group Discussions
6. Question & Answer Period

53

**Participants  
at PIC #1**

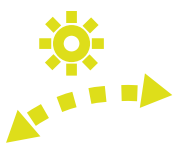


**Comments**



# DESIGN STUDY A

## DUFFERIN PARK MASTER PLAN

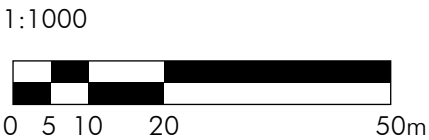


Ideal alignment of proposed courts north-south to allow for optimal play value.



### A. Axial

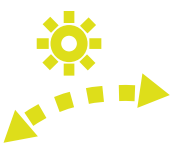
Park amenities are organized branching off of a central axis.





# DESIGN STUDY B

## DUFFERIN PARK MASTER PLAN

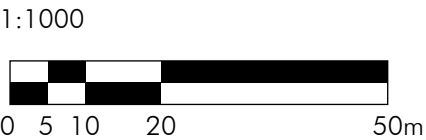


Ideal alignment of proposed courts north-south to allow for optimal play value.



**B. Loop**

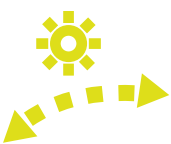
Park amenities are organized around a looping trail.





# DESIGN STUDY C

## DUFFERIN PARK MASTER PLAN

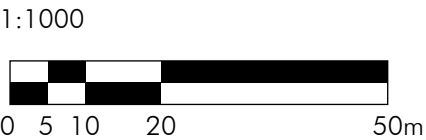


Ideal alignment of proposed courts north-south to allow for optimal play value.



### C. Multiple Loops & Zones

Park amenities are grouped in zones along looping trails.





# PIC #1 QUESTIONS

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## **DUFFERIN PARK MASTER PLAN**

*Participants at PIC #1 were asked the following questions:*

1. What do you think the priorities should be for the park?
2. What do you like about each of the Design Studies and why?
  - Design Study A
  - Design Study B
  - Design Study C
3. Is there anything else you would like the design team to consider?



# SOME OF WHAT WE HEARD

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## DUFFERIN PARK MASTER PLAN



**Like the open, green space for play**

**Having the tennis courts split up is best**

**Plant trees to provide a screen/buffer**   **Don't like the berm along the street**

**Like the pedestrian, walking loop**

**Concerned about noise from pickleball courts**   **Improved play area**

**Washroom building**   **Like the multi-use skills court**

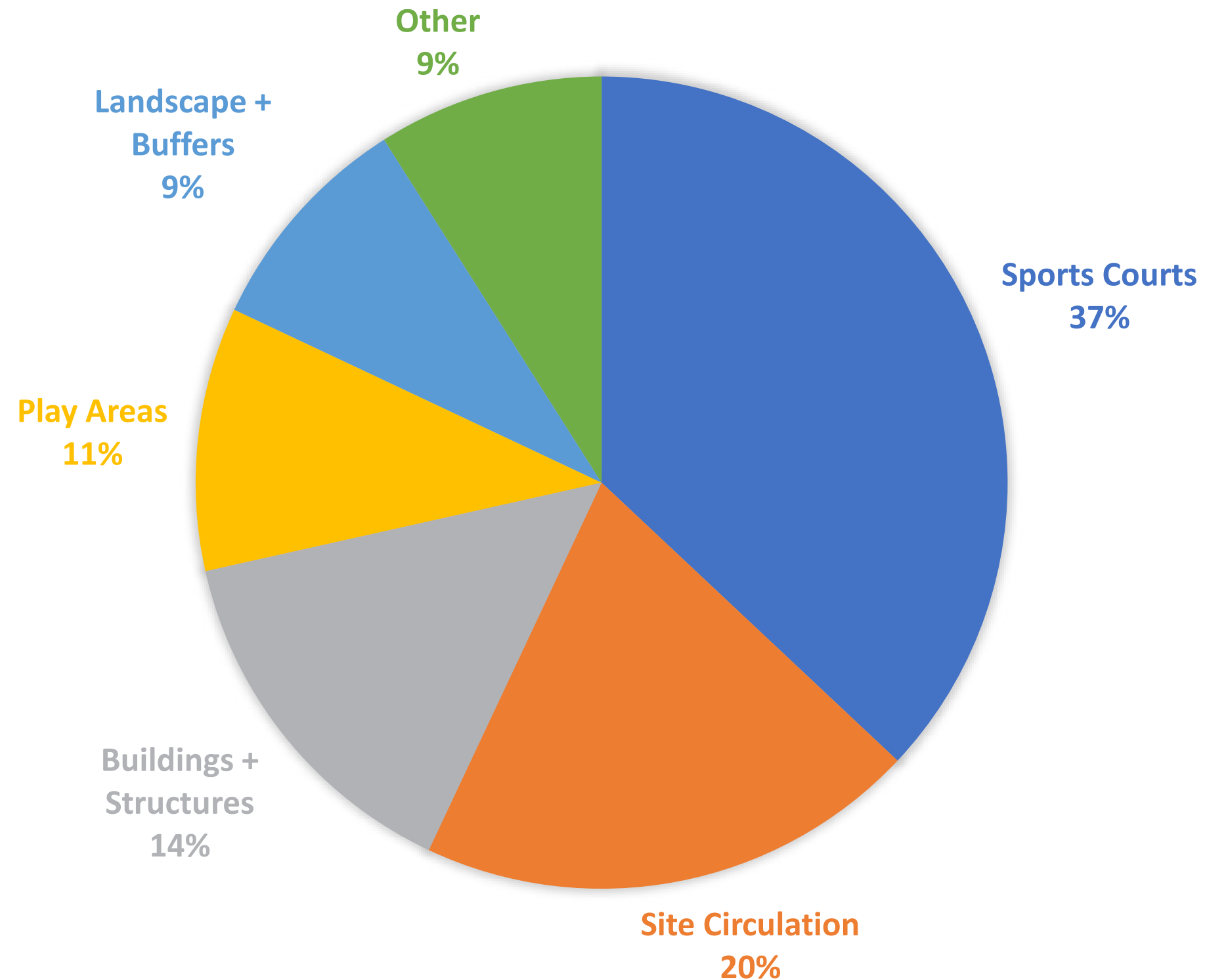
**Concerned about volleyball courts**





# SOME OF WHAT WE HEARD

## DUFFERIN PARK MASTER PLAN





# SOME OF WHAT WE HEARD

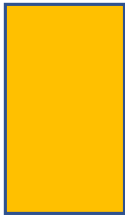
## DUFFERIN PARK MASTER PLAN

### SPORTS COURTS



#### Tennis (42 comments)

- Priority program element
- 6-8 courts with separation (2 areas)
- Viewing area (berm or bleachers)
- Shade (not trees)
- Tournament staging



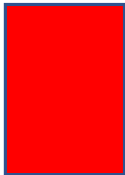
#### Pickleball (34 comments)

- Priority program element (rapid growth of sport)
- 4 designated courts
- Maximize separation from residential (noise)



#### Multi-use Court (11 comments)

- Priority program element (flexible use)
- Accommodate multiple sports / activities



#### Volleyball (12 comments)

- Maintenance + operations concerns
- Safety (cleanliness) concerns



#### Bocce (6 comments)

- Positive program addition
- Multi-generational activity opportunity

### SITE CIRCULATION



#### Vehicular Access + Parking (29 comments)

- Priority program element
- Support for maintain existing entrance
- Preference for more spaces (40+)
- Support emergency services
- Accessible



#### Pedestrian Walkways / Trails (17 comments)

- Multi-use
- Access throughout the park
- Connections to park edges



#### Fitness Loop / Stations (13 comments)

- Multi-generational activity opportunity
- Promotes health and fitness



# SOME OF WHAT WE HEARD

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## DUFFERIN PARK MASTER PLAN

### PLAY AREAS



#### **Open Lawn (16 comments)**

- Provides flexible use
- Allows for active and passive activities
- Maximizes use of park
- Picnic / events opportunities



#### **Playground (9 comments)**

- Priority program element
- Improved equipment (safe / accessible)



#### **Splash Pad (7 comments)**

- Desirable element

### BUILDINGS + STRUCTURES



#### **Office Space (10 comments)**

#### **Storage (9 comments)**

#### **Washrooms (7 comments)**

#### **Concession / Kitchen (3 comments)**

#### **Change Rooms (2 comments)**

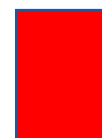
### OTHER



#### **Flexible / Efficient Spaces (5 comments)**

#### **Site Lighting (3 comments)**

#### **Park Operations (2 comments)**



#### **Lawn Bowling – remain (2 comments)**

#### **Baseball – remain (2 comment)**



# PREFERRED MASTER PLAN

## DUFFERIN PARK MASTER PLAN

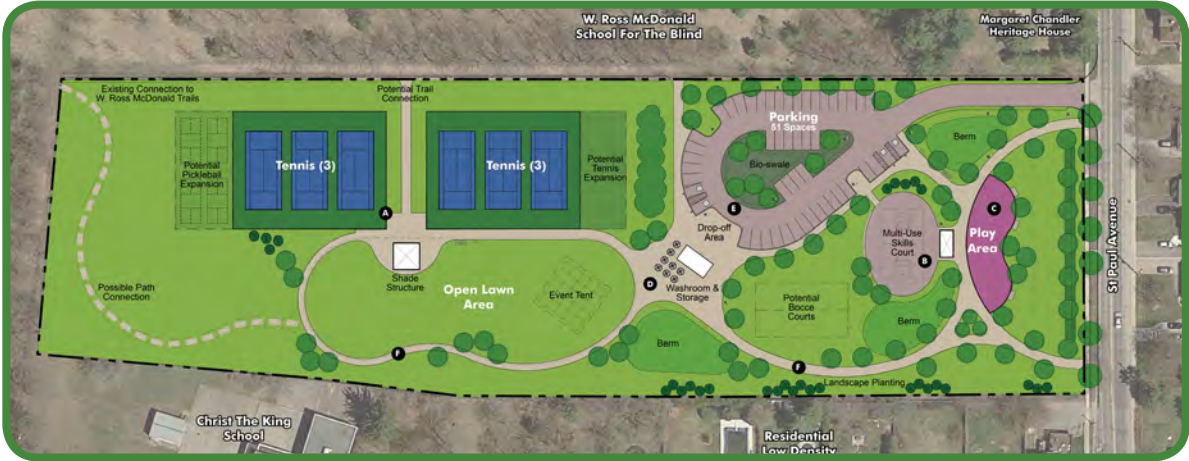
DESIGN STUDY A

DESIGN STUDY B

DESIGN STUDY C

PIC #1

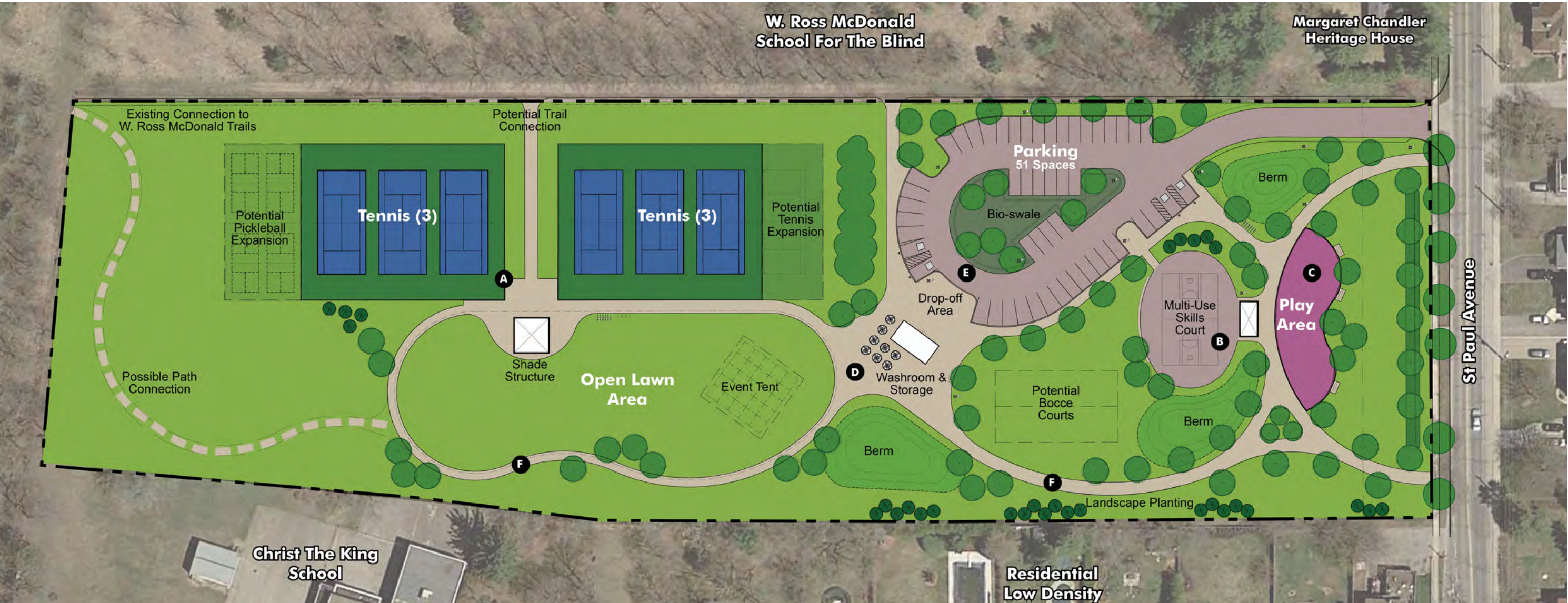
## PREFERRED MASTER PLAN





# PREFERRED MASTER PLAN

## DUFFERIN PARK MASTER PLAN



### Legend

- A** New tennis courts (6) with lighting and access to shade structure
- B** Asphalt multi-use / basketball court
- C** New junior and senior play area with shade structure and benches
- D** Central plaza area with storage and washroom building
- E** New parking lot with accessible spaces and drop-off area
- F** Asphalt paved trails





# PREFERRED MASTER PLAN

## DUFFERIN PARK MASTER PLAN



**A** Tennis courts



**B** Multi-use court



**C** Playground



**D** Accessible washroom & equipment storage



**E** New parking lot



**F** Asphalt paved trail



Open lawn area



Shade structure with seating



# PREFERRED MASTER PLAN

## DUFFERIN PARK MASTER PLAN



**Incorporate heritage plaque**



**Matching roof line and pillars**





# PREFERRED MASTER PLAN

## DUFFERIN PARK MASTER PLAN





# PREFERRED MASTER PLAN

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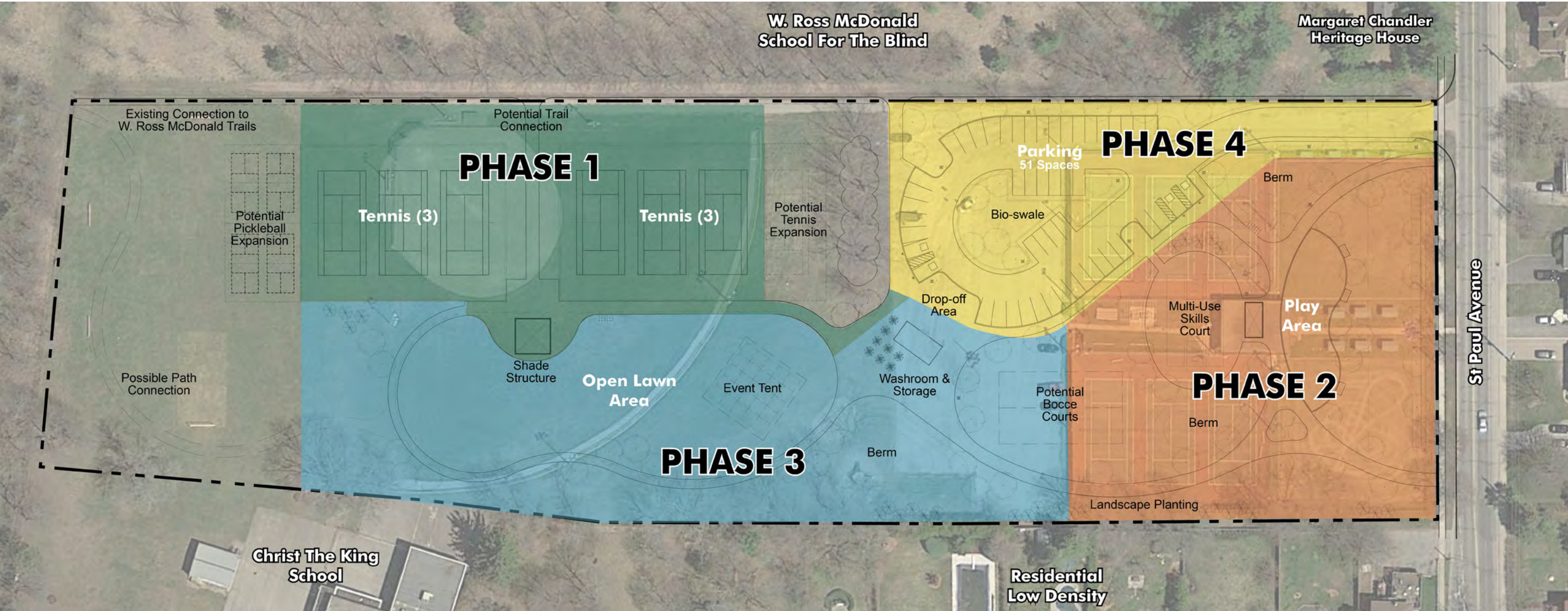
## DUFFERIN PARK MASTER PLAN





# PHASING STRATEGY

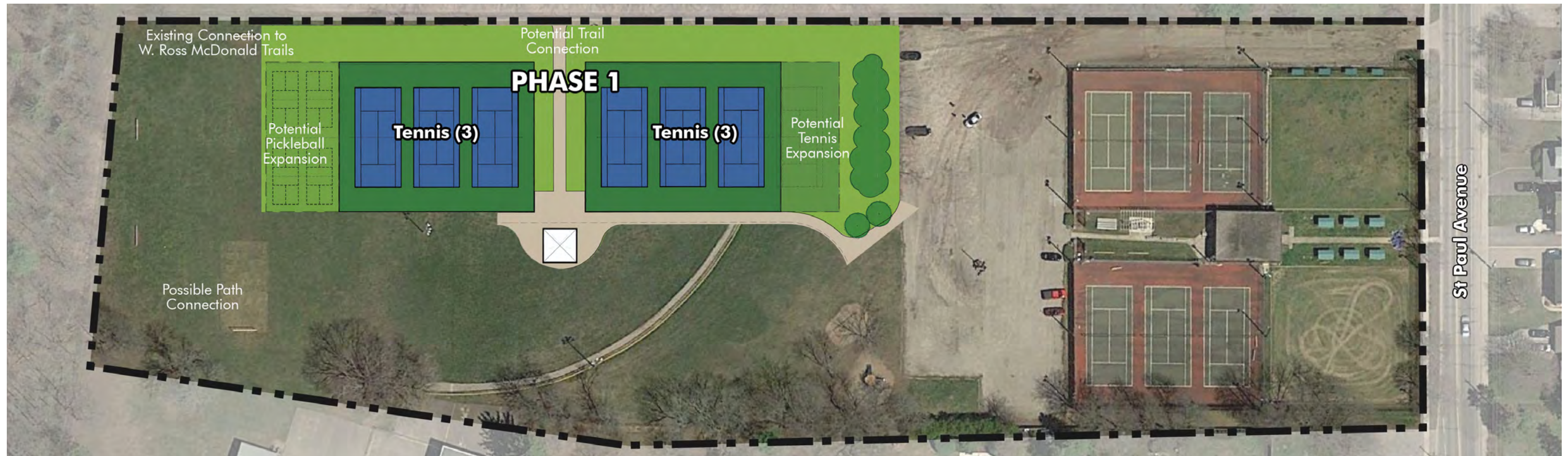
## DUFFERIN PARK MASTER PLAN









# PHASE 1

## DUFFERIN PARK MASTER PLAN

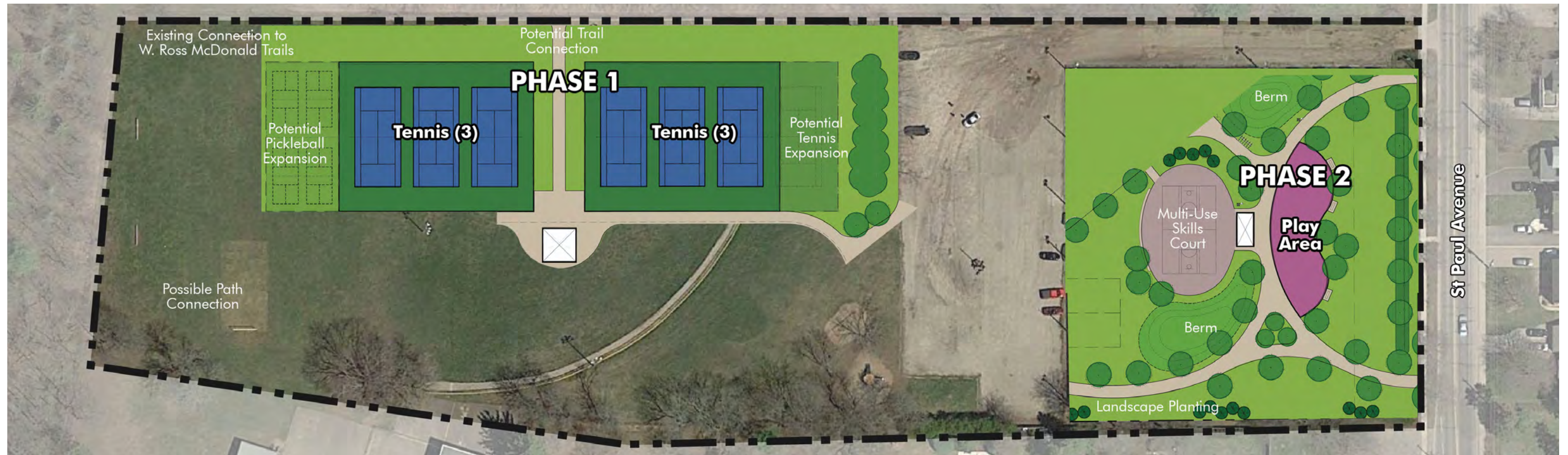


-  Demolition of existing softball;
-  Construction of new tennis courts, including Shade Structure;
-  Construction of new lawn bowling (off-site)
-  Installation of area specific landscape and site furniture.



# PHASE 2

## DUFFERIN PARK MASTER PLAN








-  Demolition of existing Dufferin Club;
-  Demolition of existing lawn bowling;
-  Demolition of existing Tennis Courts;
-  Demolition of existing Playground;
-  Construction of Play Area (including St Paul Avenue edge);
-  Construction of Multi-use Skills Court;
-  Construction of playground Shade Structure;
-  Construction of pedestrian walkways;
-  Installation of area specific landscape and site furniture.



# PHASE 3

## DUFFERIN PARK MASTER PLAN

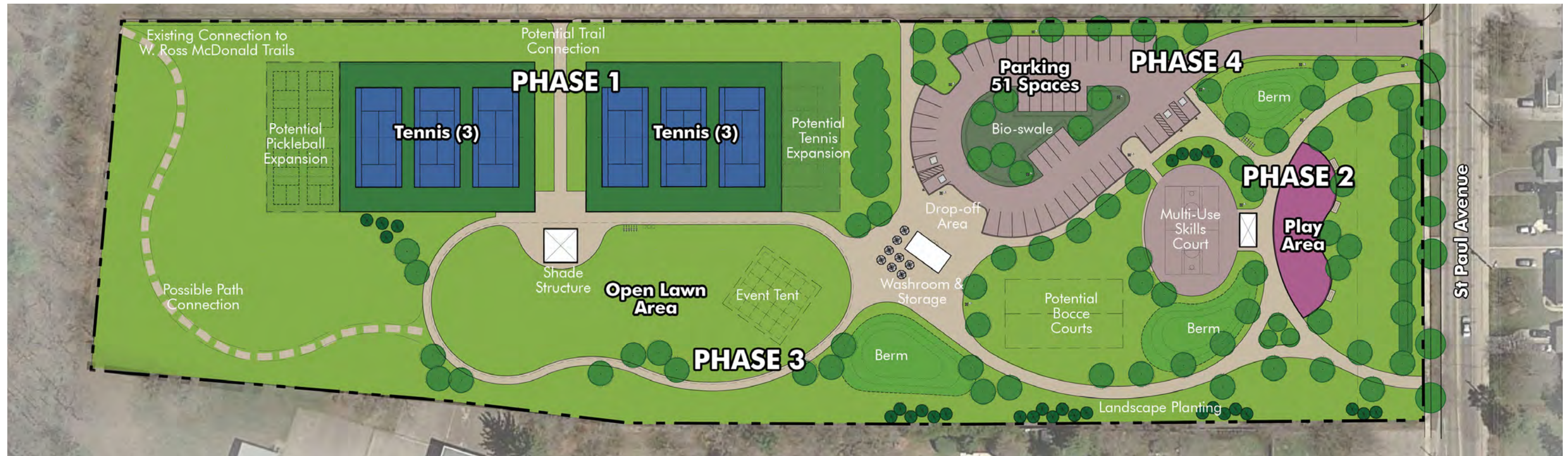






-  Demolition of a portion (approximately half) of the existing parking lot;
-  Construction of Universal Washroom and Storage Building (470ft<sup>2</sup>), including servicing upgrades;
-  Construction of Open Lawn Area;
-  Construction of pedestrian walkways / connections;
-  Installation of area specific landscape and site furniture.



# PHASE 4

## DUFFERIN PARK MASTER PLAN



-  Demolition of remaining existing parking lot;
-  Construction of new Parking Area;
  - o Demolition and construction would ideally occur during Fall, when park facility use decreases;
-  Construction of pedestrian walkways / connections;
-  Installation of area specific landscape and site furniture.



# PRELIMINARY COST SUMMARY

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## DUFFERIN PARK MASTER PLAN

### **PHASE 1 : \$845,000**

- Demolition of existing softball
- New tennis courts, and shade structure
- Installation of landscape and site furniture

### **PHASE 2 : \$840,000**

- Demolition of existing lawn bowling
- Demolition of existing Tennis Courts
- Demolition of existing playground
- Demolition of Dufferin Club building
- Construction of Play Area
- Construction of Multi-use Skills Court
- Construction of playground Shade Structure
- Construction of pedestrian walkways
- Installation of landscape and site furniture

### **PHASE 3 : \$660,000**

- Demolition of a portion of the existing parking lot
- Universal Washroom and Storage Building (470ft<sup>2</sup>)
- Construction of Open Lawn Area
- Construction of pedestrian walkways
- Installation of landscape and site furniture

### **PHASE 4 : \$395,000**

- Demolition of remaining existing parking lot
- Construction of new Parking Area
- Construction of pedestrian walkways
- Installation of landscape and site furniture

**TOTAL : \$2,740,000.00**

(Including contingencies)



# NEXT STEPS

## DUFFERIN PARK MASTER PLAN



**Legend**

- A** New tennis courts (6) with lighting and access to shade structure
- B** Asphalt multi-use / basketball court
- C** New junior and senior play area with shade structure and benches
- D** Central plaza area with storage and washroom building
- E** New parking lot with accessible spaces and drop-off area
- F** Asphalt paved trails





# Thank You!

Contact:

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Phone: (519) 759-4150 ext. 5524